

PLANNING AND ZONING COMMISSION
Monday, May 12, 2008 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Wynkoop. Also present was Patrick Murphy from the Landmarks Commission for the Preservation Area review.

Approval of Minutes

Mr. Vasko made a motion to approve the minutes of the April 14, 2008 Planning and Zoning Commission meeting correcting a typo on page 2, the second to the last word, change “and” to “the”. Mr. Wynkoop seconded the motion. The motion passed unanimously.

Public Comment – None.

Administration of Public Oath

Mr. Christensen administered the public oath.

Item 1. Preservation Area, Application #PA-08-02 Property Owners and Applicants, Tom and Vickie Gibbs, for property located at 81 West Waterloo Street. They are requesting a preservation area approval for remodeling a former gas station, then antique store, to a half Vita store and half Holistic Health Store. Allan Neimayer, Planning and Zoning Administrator, gave the staff report. Tom and Vickie Gibbs were present to answer question from the Commission.

The Commission asked the Applicant to explain her business. Ms. Gibbs stated that she is a Holistic health consultant. She also has other people that want to participate with her in the venture.

The Commission questioned the size of the windows, they seemed too small. Ms. Gibbs agreed that the windows would look better if they were larger, but she was trying to save wall space for shelving for the retail part of the store.

Mr. Vasko asked how many employees will be there. Ms. Gibbs stated that she has no employees. It is booth rental. There are two people renting the supplement side and possibly three at any given time on the holistic side. Mr. Vasko questioned the limited parking at this site. Ms. Gibbs stated that she knew this and the staff had planned on parking elsewhere and walking.

Mr. Vasko inquired about the siding and trim on the building. Ms. Gibbs clarified that it is currently vinyl siding on the building.

Mr. Vasko stated that he would like to see the windows larger or to have more windows.

Mr. Murphy was asked if he had any concerns about the project. Mr. Murphy stated that he would rather see the building keep the picture windows to retain the historical significance (architectural design) of the building. He has no problem with the vinyl siding since that is already there.

Mr. Vasko inquired what size vinyl will be used. Ms. Gibbs stated that she is not sure. Mr. Wynkoop said to try and keep similar vinyl width.

Mr. Wynkoop stated that the Commission would need to see what exactly the size and location of the windows will be as well as the size and colors of the siding.

Mr. Wynkoop made a motion to table application #PA-08-02 to allow the Applicant to return with color samples on the siding and trim, and provide details on the placement and size of windows as well as dimensions and materials on exterior doors. Mr. Vasko seconded the motion. The motion passed unanimously.

Item 2. Application #SDP-08-04 Property Owner, Violet Township, and Applicant, Blake Rafeld of Rafeld and Associates, for property located on the south side of Busey Road between Diley Road and Hill Road. The Applicant is requesting a Site Development Plan approval for a 28½ acre passive use park and Dog Park. Mr. Neimayer gave the staff report. Bill Yaple, Director of Operations for Violet Township, and Blake Rafeld were present to answer questions from the Commission.

Gene Hollins, Village Solicitor, affirmed Mr. Neimayer's comments concerning only approving the park through Planning and Zoning Commission and not running it through Council per the Pfeifer Zoning text. The Council will need to be informed by memo.

Mr. Yaple was sworn in. He stated that they want to relocate the two log cabins that are located on the site further back on the property. The Dog Park will probably not be located at this park

Mr. Rafeld, a Landscape Architect, stated in the festival area in the middle there will be restrooms built when the park access road extends to meet the future Greengate Blvd. At that time, the township would extend utilities to service the restrooms. There are some seating shelters throughout the walking trail. The walking trail shown on the plans illustrates a general alignment and is subject to modification. The Applicant and Violet Township will try to avoid any significant trees.

Mr. Vasko asked what material will be used for the walking trail. Mr. Rafeld stated that it will be a bark trail and/or woodchips.

Mr. Wynkoop inquired about the hours the park would be open. Mr. Yaple stated that the park would close at dark.

Mr. Knowlton asked what the restrooms would be before full bathrooms. Mr. Rafeld stated that obviously flushing toilets will have to wait for the utilities and the future fire house, but they are looking into other options until then.

Mr. Wynkoop made a motion to approve Application #SDP-08-04 with staff recommendations. Mr. Vasko seconded the motion. The motion passed unanimously.

Item 3. Application #FSD-08-01 Property Owner and Applicant, Canal Winchester Local School District, for a property located at Parkview Drive. The Applicant is requesting a recommendation to Council on accepting the Parkview Drive Dedication Plat. Mr. Neimayer gave the staff report.

Mr. Vasko made a motion to recommend approval to Council. Mr. Knowlton seconded the motion. The motion passed unanimously.

Old Business – None.

New Business

1. Mr. Graber asked if there was a Village Ordinance about parking on lawns. Mr. Neimayer stated yes there is and it is prohibited. Mr. Graber stated that there is a house on Dietz and Washington that consistently has three and four cars parked in the grass.
2. Mr. Knowlton stated that Valvoline's grass is high. Mr. Neimayer stated that they would take a look at it.

Mr. Neimayer reviewed the parking lot design information. Mr. Graber stated that he would like to be able to use this for the new project on Diley by KCDG. He thinks it a great tool.

Mr. Neimayer asked if everyone was okay with the maximum of 30 parking spaces per bay. Mr. Knowlton asked if we were locked into the 30 number. Mr. Vasko stated that 20 parking spaces would be preferred, and the developer would be required to increase the design and creativity to justify 30 bays.

Planning and Zoning Administrator's Report – none.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Knowlton seconded the motion. The motion passed unanimously.

Time Out: 8:40 p.m.

Date _____

Bill Christensen, Chairman

Jeff Graber, Secretary